LOT 39

77A St Johns Street, Bury St Edmunds, Suffolk IP33 1SQ

*Reserve below £55,000

SITUATION

Occupying an excellent trading position close to a **Jaeger, Steamer Trading Cookshop, Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Area Approx. 338 sq ft[1]

[1] Not Inspected by Barnett Ross. Measurements sourced from VOA.

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Catriona Brinkley t/a The Bury Chocolate Shop** for a term from 10th October 2002 to 30th September 2017 at a current rent of **£7,250 per annum** exclusive.

£7,250 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts